

 **ASTERRA**

 **THE KUCERA COMPANIES**  
REAL ESTATE SERVICES

**UP TO 10,293 RSF**  
CONTIGUOUS SPACE AVAILABLE

8701

# ATRIUM

8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759



Office Building Levels : 4

Typical Floor Area : +/- 30,796 SF

Total Building Area : 121,901 SF

Parking Ratio : 3.6/1,000 SF

## ATRIUM OFFICE CENTRE

Atrium Office Centre, a multi-tenant office building in the North MoPac corridor of Austin, Texas, encompasses 121,901 rentable square feet. Additional amenities include a beautifully landscaped courtyard, convenient fitness center equipped with showers, a 24-seat state-of-the-art conference room, highly visible building and monument signage located in the City's premier, in-fill suburban market. Located at the intersection of US Hwy 183 and MoPac Expressway, Atrium Office Centre is the demographic center of Northwest submarket that brings you closer to the Arbor Walk, The Domain, The Arboretum, and the three million square foot campus at Apple.

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## COURTYARD



## FITNESS CENTER



## CONFERENCE ROOM



## INTERIOR



# AVAILABLE FLOOR PLANS

**SUITE 350 • 10,293 RSF**  
\$19.00/RSF • \$13.80 NNN



**SUITE 300 • 3,898 RSF**  
\$19.00/RSF • \$13.80 NNN  
*Divisible to 1,367 and 2,531 RSF*



Possible Demising Line

**8701 MOPAC EXPRESSWAY NORTH**

Austin, Texas 78759

# AVAILABLE FLOOR PLANS

**SUITE 480 • 1,664 RSF**  
\$19.00/RSF • \$13.80 NNN

**SUITE 475 • 6,167 RSF**  
\$19.00/RSF • \$13.80 NNN

**SUITE 455 • 5,568 RSF**  
\$19.00/RSF • \$13.80 NNN



8701 MOPAC EXPRESSWAY NORTH

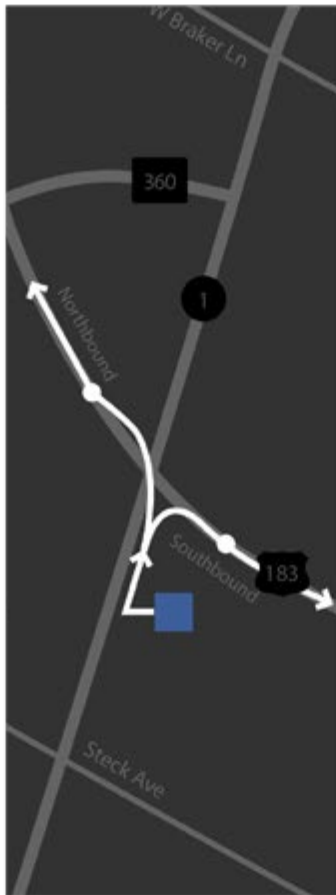
Austin, Texas 78759

# DRIVE TIMES

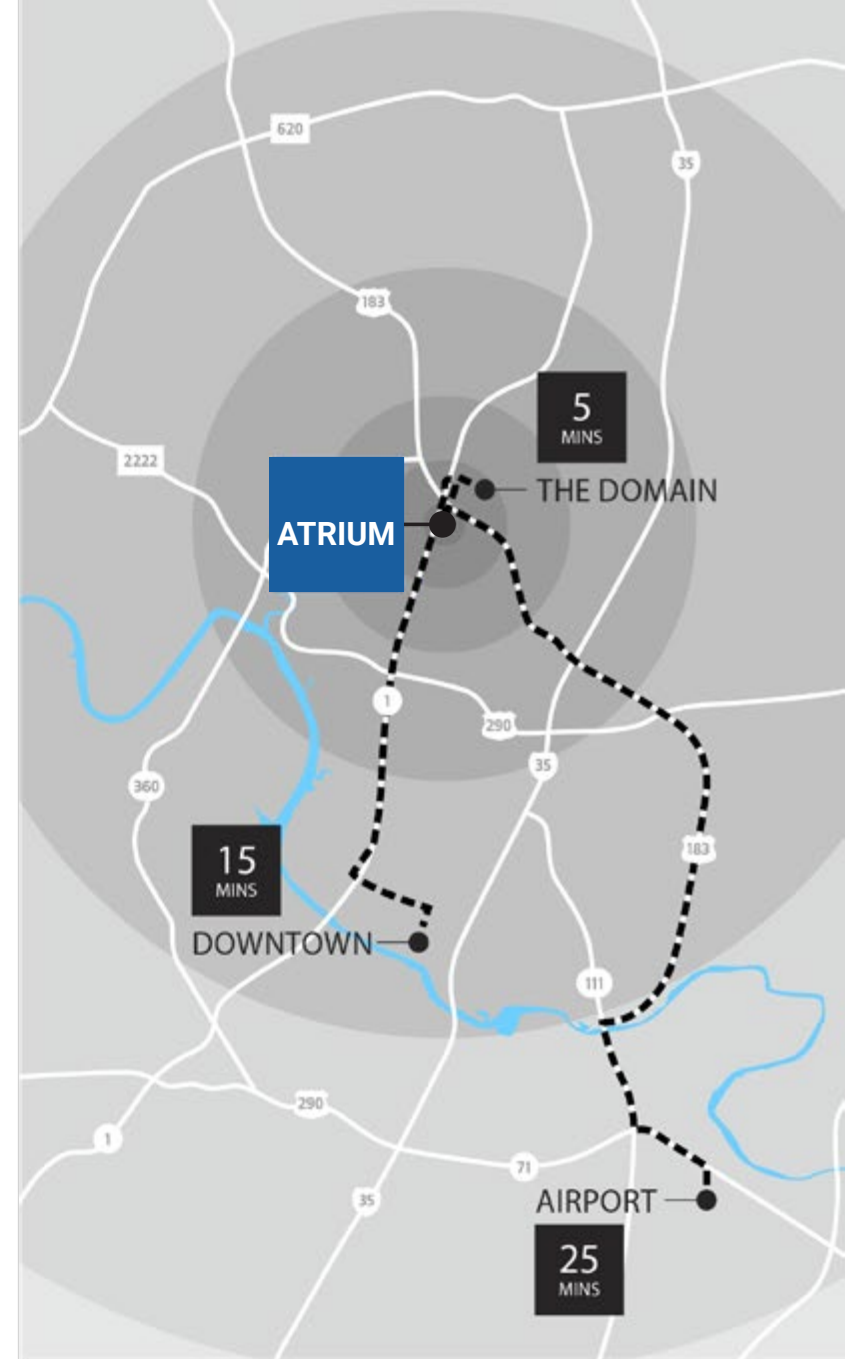
SOUTHBOUND MOPAC



NORTH- AND SOUTHBOUND 183



NORTHBOUND MOPAC



## 8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759

# NEARBY AMENITIES

- Retail**
- 24 Hour Fitness
  - Arbor Car Wash & Lube
  - Ann Taylor
  - Barnes & Noble
  - Best Buy
  - Crate & Barrel
  - David's Bridal
  - Five Below
  - Factory Mattress
  - Gap & Gap Kids
  - Golf Galaxy
  - HomeGoods
  - inStep the Birkenstock Store
  - J. Crew
  - Kohler
  - Lamps Plus
  - Lenscrafters
  - Michael's
  - Milk + Honey Spa
  - Nordstrom Rack
  - Office Depot
  - Old Navy
  - Orangetheory Fitness
  - Petco
  - Pottery Barn
  - REI
  - Ross Dress for Less
  - Saks Off Fifth
  - Sally Beauty Supply
  - Sam's Club
  - Sprouts Farmers Market
  - Supercuts
  - Talbots
  - Target
  - TJ Maxx
  - The Container Store
  - T-Mobile
  - Trader Joe's
  - Tuesday Morning
  - Ulta
  - World Market

- Restaurants/Grocery**
- Amy's Ice Cream
  - Baby Acapulco
  - Buca di Beppo
  - Corner Bakery
  - Dave & Busters
  - Eddie V's
  - Estancia Brazilian Steakhouse
  - Flavortown Kitchen
  - Fire Bowl Café
  - Five Guys Burgers & Fries
  - Haru Japanese Cuisine
  - HEB
  - Iron Cactus
  - Jason's Deli
  - La Madeline
  - Manuel's
  - Newk's Eatery
  - Panera Bread
  - PF Chang's
  - Randall's
  - Saltgrass Steak House
  - Snap Kitchen
  - Starbucks
  - The Cheesecake Factory
  - Truluck's
  - Twin Lion
  - Whole Foods
  - Zoe's Kitchen
  - Z Tejas
- Lodging**
- Courtyard by Marriott
  - Doubletree by Hilton
  - Holiday Inn Express
  - Homewood Suites
  - Hyatt Place
  - Renaissance Hotel
  - Sonesta Suites
  - TownPlace Suites



- Retail**
- Aeropostale
  - Aldo
  - American Eagle
  - Anthropologie
  - Athleta
  - Banana Republic
  - Bath & Body Works
  - Coach New York
  - Dick's Sporting Goods
  - Dillard's
  - Express
  - Forever 21
  - H&M
  - J. Crew
  - Kendra Scott
  - Levi's
  - Lilly Pulitzer
  - Louis Vuitton
  - Lululemon
  - MAC Cosmetics
  - Macy's
  - Madewell
  - Neiman Marcus
  - Victoria's Secret
  - Tesla
  - Zara
- Restaurants/Grocery**
- Beard Papa's Cream Puffs
  - California Pizza Kitchen
  - Cava
  - Craftwork Coffee Co.
  - Coffee + Crisp
  - Copper
  - Cru Wine Bar
  - Culinary Dropout
  - Gong Cha Bubble Tea
  - Grove Bar & Kitchen
  - Jeni's Splendid Ice Creams
  - Joi Asian Bistro
  - Flaming Pizze
  - Flowerchild
  - Fleming's Steakhouse
  - Gloria's
  - MAD Greens
  - Maggiano's
  - North Italia
  - Perry's Steakhouse & Grille
  - Plank Seafood Provisions
  - Picole Pops
  - Shake Shack
  - Starbucks
  - Sushi Zushi
  - Thai-Kun
  - Yard Milkshake Bar
  - Velvet Taco
  - Xian Noodles
  - Whole Foods

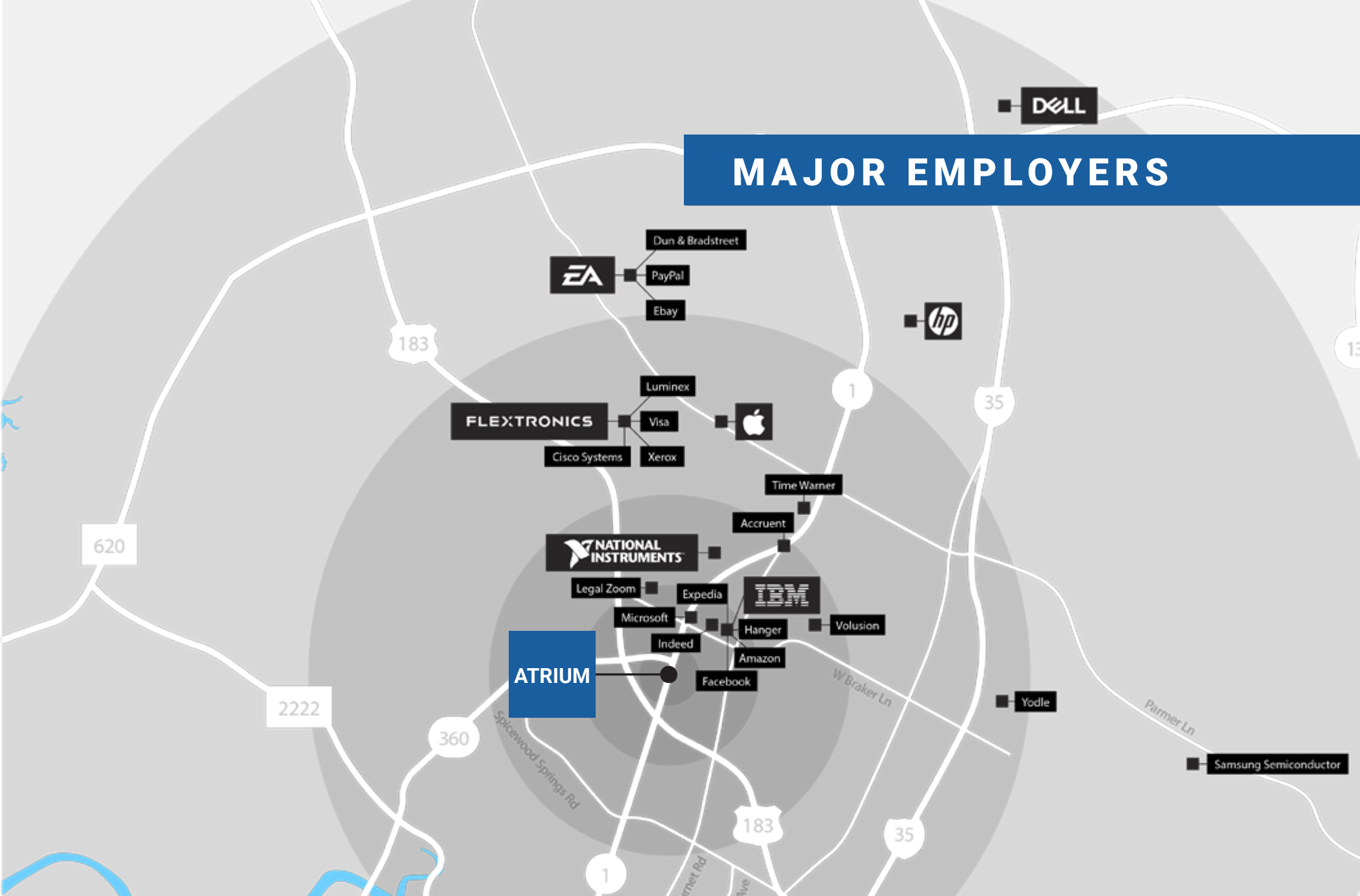
- Retail**
- DSW Shoe Warehouse
  - DXL Destination XL
  - Five Below
  - Floyd's 99 Barbershop
  - Jo-Ann Fabrics and Crafts
  - Home Depot
  - Marshalls
  - Natural Grocers
  - PGA Tour Superstore
  - Skechers Outlet
  - T-Mobile
- Restaurants**
- BJ's Restaurant & Brewhouse
  - Chipotle
  - Lupe Tortilla
  - Masala Wok
  - Mighty Fine Burgers, Fries & Shakes
  - Mimi's Café
  - Potbelly Sandwich Works
  - Salata
  - Southside Market & BBQ
  - Tino's Greek Cafe

- Retail**
- Four Hands
  - Guitar Center
  - James Avery
  - John William Interiors
  - Louis Shanks
  - Lowe's
  - Nadeau
  - Office Depot
  - Precision Camera
  - Ross
  - T-Mobile
  - Walgreen's
  - Wal-mart
- Restaurants**
- Bartlett's
  - Chipotle
  - Chili's
  - Cover 3
  - Dos Batos
  - Dos Salsas
  - Einstein Brothers
  - Epoch Coffee
  - First Watch
  - Hopdoddy
  - Jimmy John's
  - Jersey Mike's
  - Madam Mam's
  - Olive Garden
- P. Terry's**
- Summer Moon Coffee
  - San Francisco Bakery & Café
  - Slab BBQ
  - Shu Shu's
  - Starbucks
  - The Bon Aire
  - Trudy's
  - Thundercloud Subs
  - Waterloo Ice House
  - Whataburger
  - Wingstop
  - Zen Japanese

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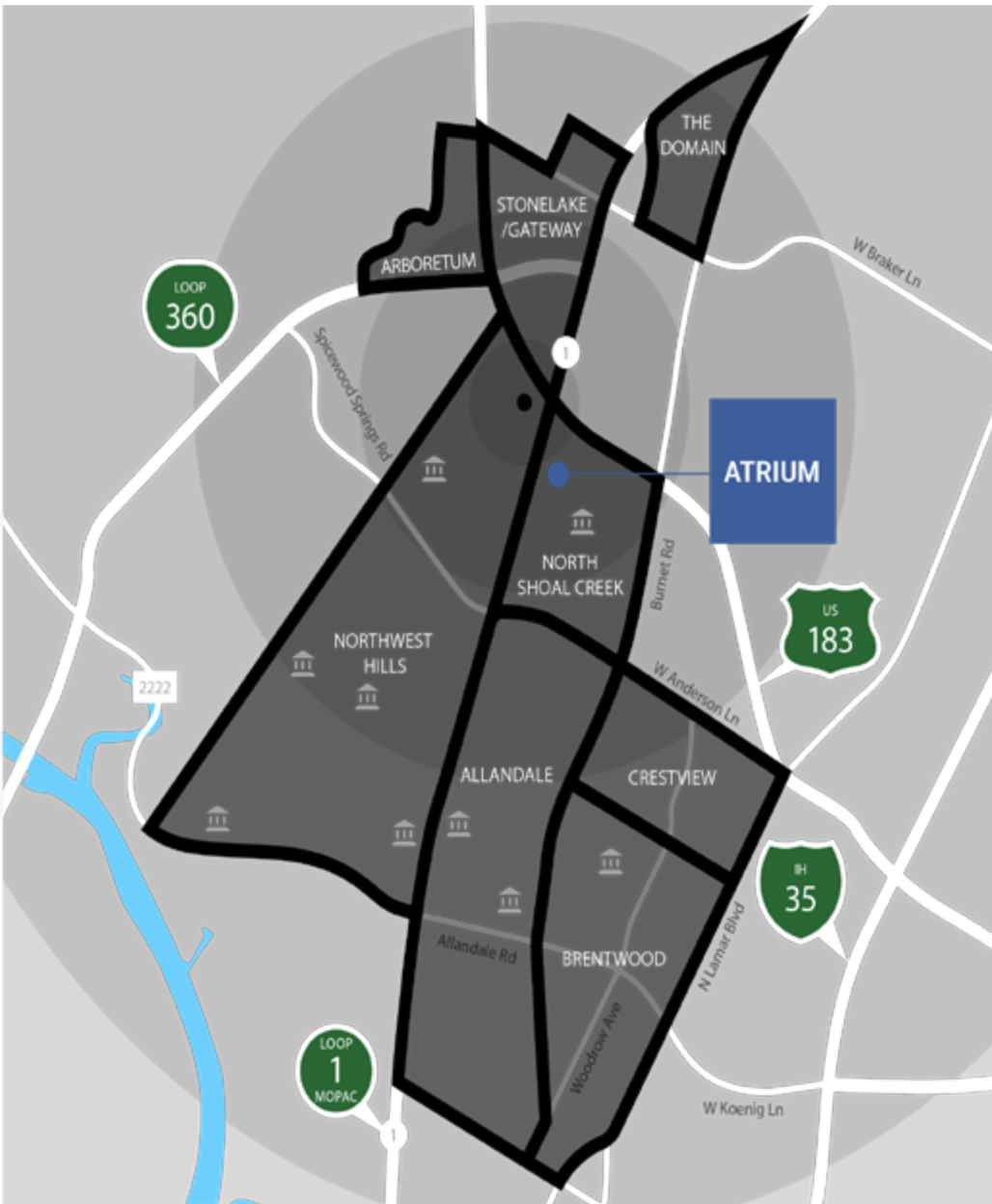
# MAJOR EMPLOYERS



8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759

# NEIGHBORHOODS & SCHOOLS



## APARTMENTS

- |                              |                           |                           |
|------------------------------|---------------------------|---------------------------|
| Arboretum                    | North Shoal Creek         | Northwest Hills           |
| Canyon Resort at Great Hills | Abbey Road                | Terracina                 |
| Tramor at the Hills          | Woodchase                 | Le Montreaux              |
| Hardrock Canyon              | Rockwood                  | Bent Tree                 |
| Tramor at the Arboretum      | Arabella                  | Cimarron Crossing         |
| Arboretum Oaks               |                           | Marquis at Caprock Canyon |
|                              | Gateway/Stonelake         | Woodstone                 |
| Domain                       | Arboretum at Stonelake    | Marquis at Treetops       |
| Residences at the Domain     | Marquis at Great Hills    | Westdale Creek            |
| Villages at the Domain       | Broadstone Arboretum      | Northwest Hills           |
| The Kenzie at the Domain     | The Estate on Quarry Lake | The Ridge                 |
| IMT at the Domain            |                           | Falls on Bull Creek       |
| Gallery at the Domain        |                           |                           |
| The Standard at the Domain   |                           |                           |

## SCHOOLS

- |                           |                             |                         |
|---------------------------|-----------------------------|-------------------------|
| Allandale                 | Brentwood                   | Northwest Hills         |
| Gullett Elementary School | Brentwood Elementary School | Hill Elementary School  |
| Lamar Middle School       |                             | Doss Elementary School  |
|                           |                             | Murchison Middle School |
|                           | North Shoal Creek           | Anderson High School    |
|                           | Pillow Elementary School    | St. Theresa's Catholic  |

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**For leasing information, please contact:**

**CHAD SCHROEDER, Vice President**

512.279-9203 (Direct)

281.387-1986 (Cell)

[cs@kuceraco.com](mailto:cs@kuceraco.com)

8701 N Mopac Expy, Suite 450, Austin, TX 78759

See all of our listings at [www.kuceraco.com](http://www.kuceraco.com).

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